



VISIT PARK
WEBSITE

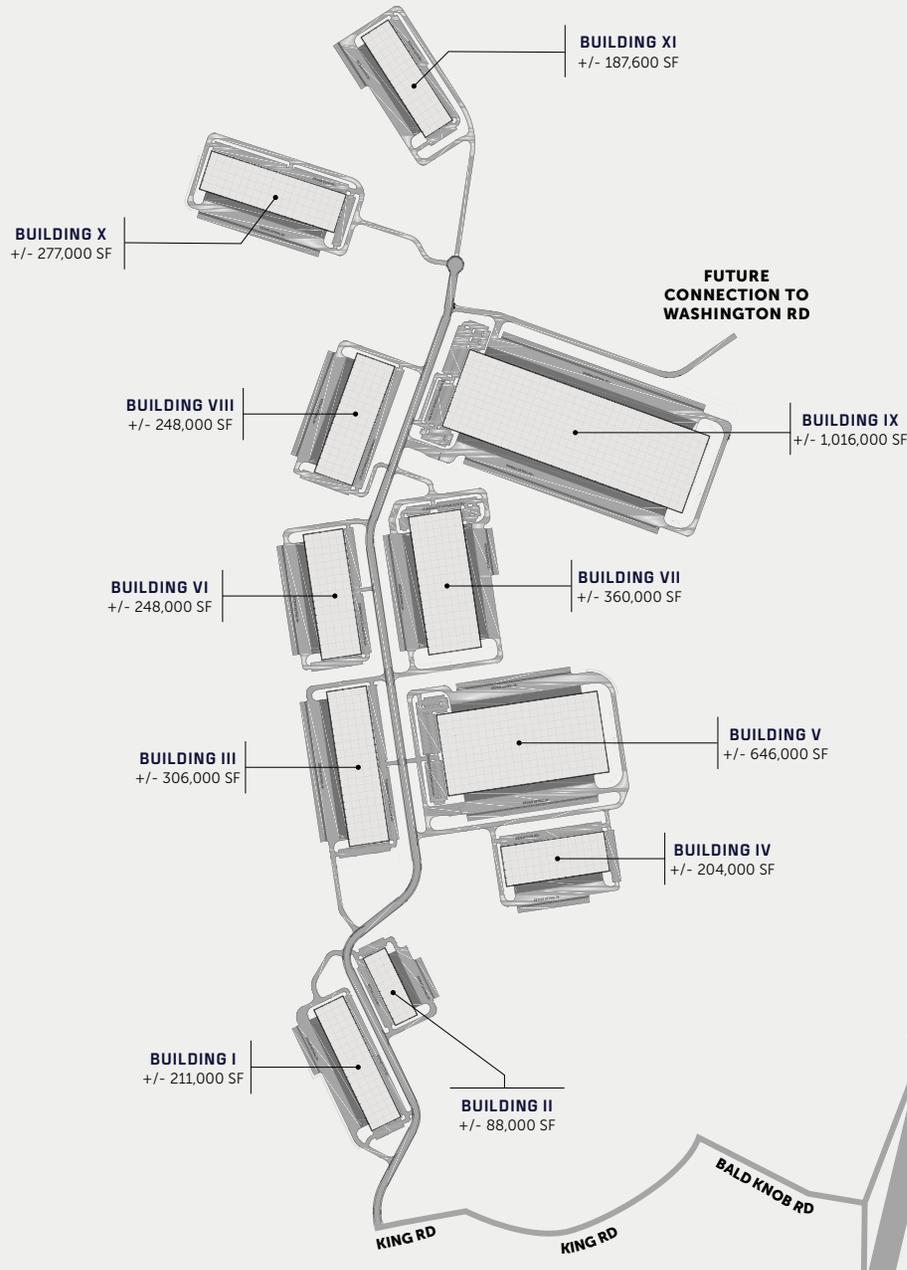
Pittsburgh Innovation Park

596-ACRE CLASS A INDUSTRIAL PARK

100 Innovation Ridge, Imperial, PA 15126 | Findlay Township
Available for Build-to-Suit or User Sales

AMBROSE

CBRE



Available for Build-to-Suit or User Sales

WATER & SEWER

Findlay Township Municipal District

ELECTRIC

Duquesne Power & Light

GAS

Peoples Natural Gas

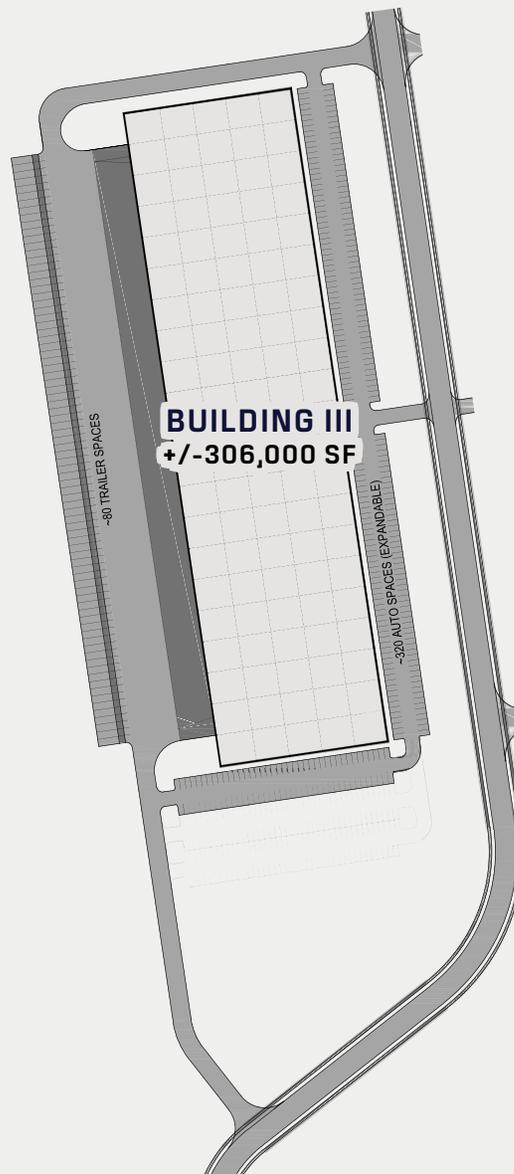
DATA

Comcast, Verizon & FIOS

ZONING

Light Industrial (LI)

INCENTIVES AVAILABLE



+/-306,000 SF

52,000 SF minimum divisibility

320 auto parking (expandable)

80 trailer parking

32' clear height

30 docks

2 drive-in doors

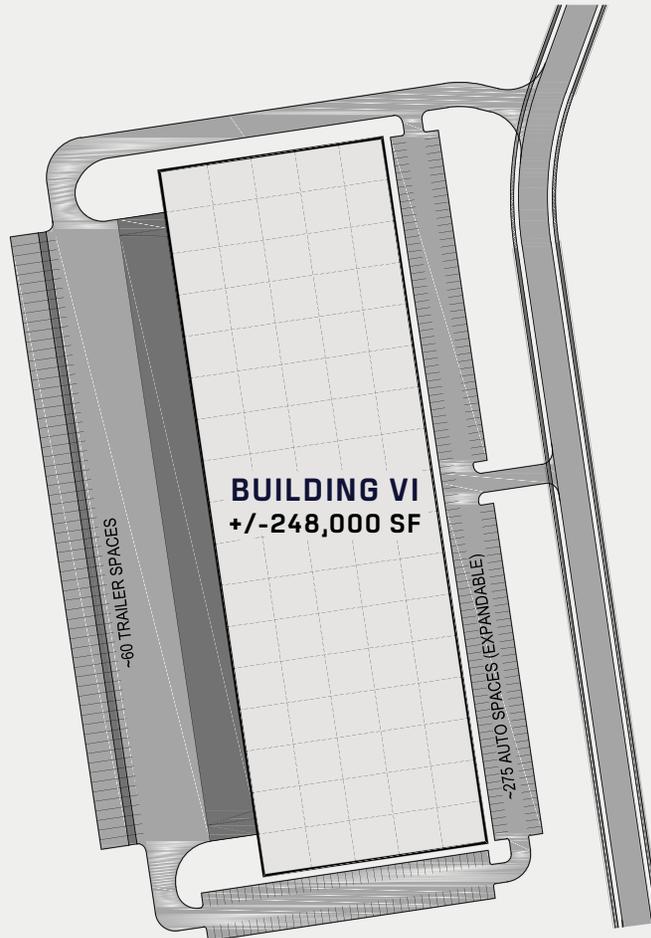
7" thick reinforced slab

(2) 2,000-amp 480 / 277v three-phase service

AVAILABLE FOR BUILD-TO-SUIT

as early as 2026 delivery

SEEKING LEED® CERTIFICATION



+/-248,000 SF

52,000 SF minimum divisibility

275 auto parking (expandable)

60 trailer parking

32' clear height

25 docks

2 drive-in doors

7" thick reinforced slab

(2) 2,000-amp 480 / 277v three-phase service

AVAILABLE FOR BUILD-TO-SUIT

as early as 2026 delivery

SEEKING LEED® CERTIFICATION

A

ACCESS & LABOR

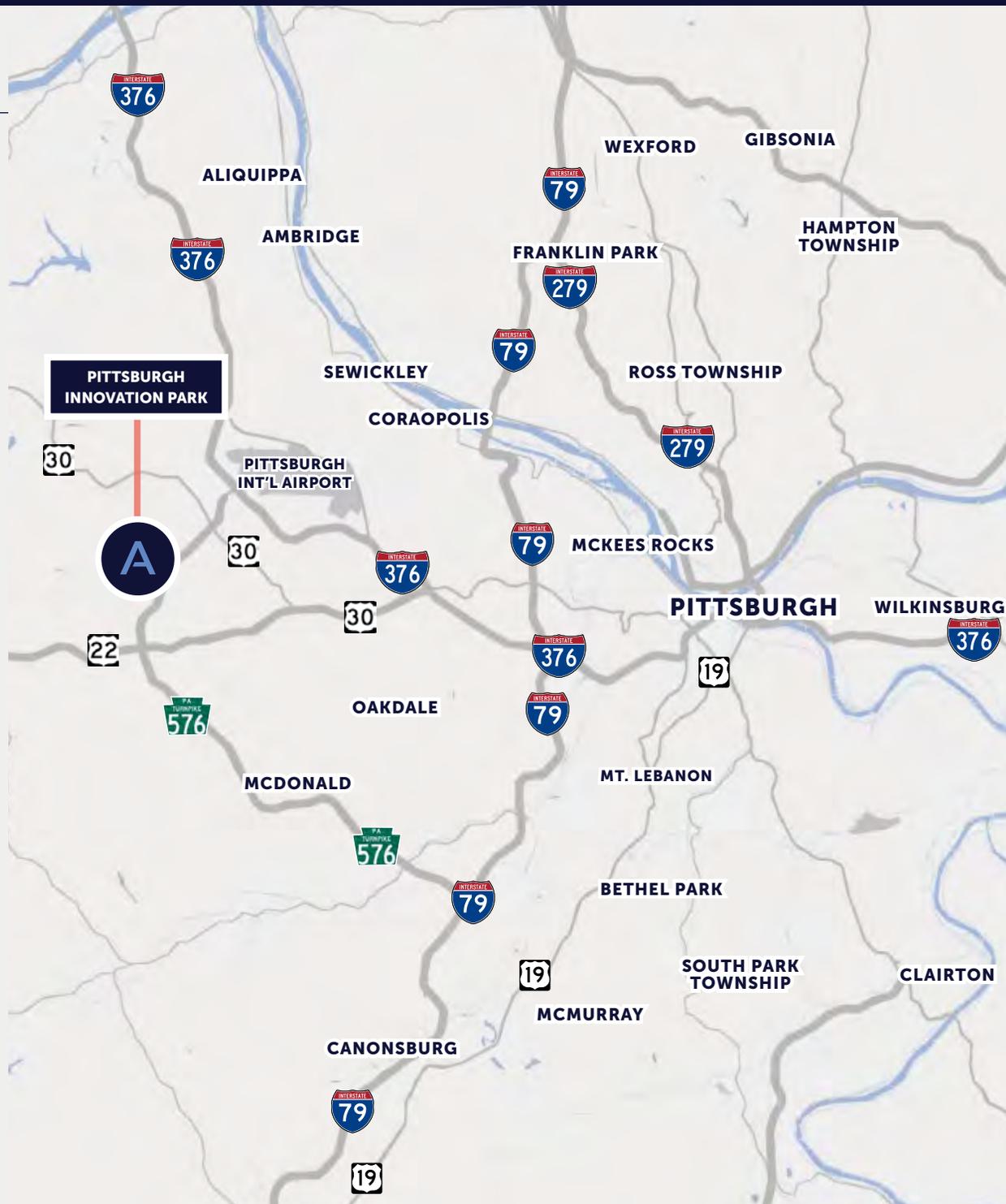
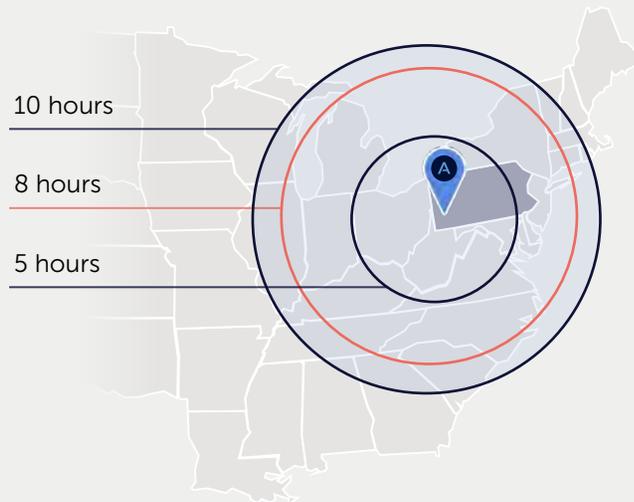
Located in Imperial Pennsylvania, Pittsburgh Innovation Park is a Class A industrial park comprised of **596 acres**.

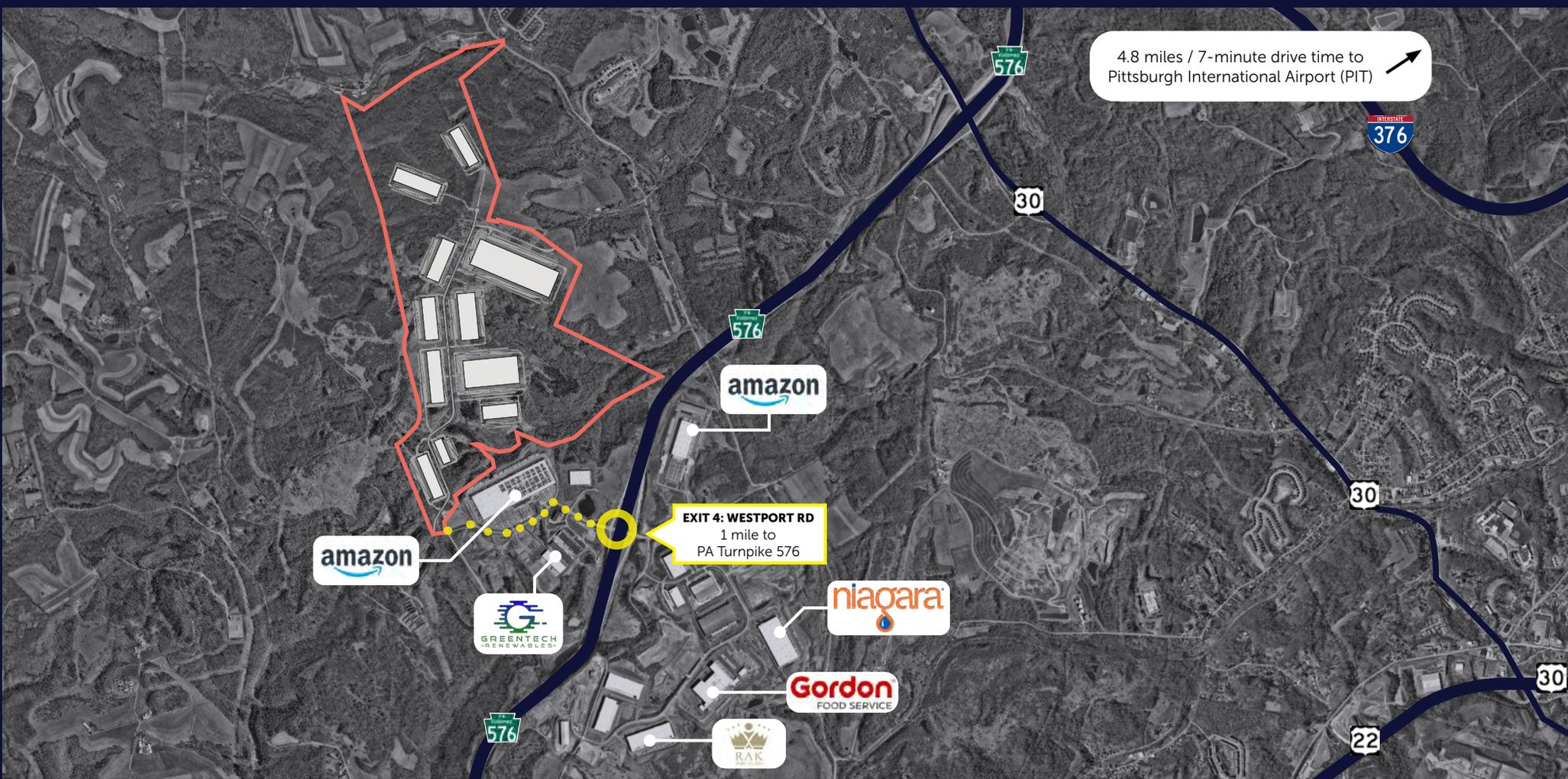
Strategically located **4.8 miles from the Pittsburgh International Airport** and a **mile from the PA Turnpike 576**.

The park offers **multiple building configurations** ranging from 75,000 to 1+ million SF.

- 4.8 miles to Pittsburgh International Airport
- 1 mile to PA Turnpike 576 (Exit 4 interchange)
- 21 miles to downtown Pittsburgh via Interstate 376
- Ideal configuration for bulk distribution and local or regional distribution

DRIVE TIME RADIUS MAP





Pittsburgh Innovation Park

[VISIT PARK WEBSITE](#)

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AMBROSE

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